

UNOFFICIAL COPY

RECORDS & LEGAL FORMS
September, 1978
WARRANTY DEED

Dale Elford

24 635 619

6418/1082
363 413

Statutory Allowance
(Corporation to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR OKLAHOMA OIL CO.

a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois for and in consideration of the sum of Ten (\$10.00) DOLLARS.

in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to CHURCH'S FRIED CHICKEN, INC., a Texas corporation, (NAME AND ADDRESS OF GRANTEE)
P. O. Box B H 001, San Antonio, Texas 78284

the following described Real Estate located in the County of Cook in the State of Illinois, to wit:

Legal description attached hereto as Exhibit A.

11.00

Subject to those matters set forth on Exhibit A attached hereto

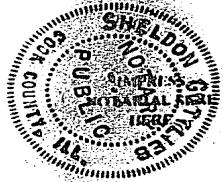
By acceptance of this deed, and as part of the consideration therefor, Grantee covenants that the premises conveyed herein shall not be used in connection with the sale, at retail or wholesale, of petroleum products for a period of ten (10) years from the date hereof, which covenant shall run with the land. Grantor agrees that for a period of one (1) year from the date hereof and thereafter for so long as Grantee or its successors or assigns or licensees shall operate or cause to be operated a fast food service store on the Real Estate, no land owned by Grantor at the date hereof which is located within one thousand feet of any boundary of the Real Estate shall be used for or shall have located thereon any building or structure used for, the operation of a fast food service establishment of any kind.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, this 5th day of July, 1978.



OKLAHOMA OIL CO. (NAME OF CORPORATION)
BY James J. Hannigan Vice President
ATTEST Sherwin J. Malkin Assistant Secretary

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County of Cook aforesaid, DO HEREBY CERTIFY that James J. Hannigan personally known to me to be the Vice President of the Oklahoma Oil Co.



corporation, and Sherwin J. Malkin personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of July, 1978.

Commission expires 4/23 1980 Sheldon Kottel Notary Public

This instrument was prepared by Sherwin J. Malkin, 33 N. Dearborn Street, Chicago, Illinois 60602 (NAME AND ADDRESS)

MAIL TO: Chgo Title & Trust Co.
111 N. Washington St.
Chgo, Ill. 60602

ADDRESS OF PROPERTY:
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO (Name)
(Address)

OR RECORDER'S OFFICE BOX NO. 533
ATTN: Linda Davis 363413

STATE OF ILLINOIS
DEPT. OF REVENUE
RECORDS & LEGAL FORMS DIVISION
RECEIVED
11.00
11.50.00

DOCUMENT NUMBER
24 635 619

15-25-402-003 65-89-379 Unit C

1082

EXHIBIT A

LEGAL DESCRIPTION ATTACHED TO
DEED DATED JULY 5, 1978
FROM OKLAHOMA OIL CO. TO
CHURCH'S FRIED CHICKEN, INC.

That triangular piece of ground bounded by the West line of Harlem Avenue, (50 feet wide), the South line of 26th Street (said South line of 26th Street being established in Condemnation Case, 35C17349) and the Illinois Central right of way in Block 1 in Circuit Court Partition of the Southeast 1/4 of the Southeast 1/4 and the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 25, Township 39 North, Range 12 East of the Third Principal Meridian, (except that part of said tract lying West of the East 160 feet measured at right angles to the West line of Harlem Avenue which has been heretofore conveyed to the Public Service Company of Northern Illinois) in Cook County, Illinois.

Subject to:

RIGHT, TITLE AND INTEREST OF THE PUBLIC AND MUNICIPALITY IN AND TO THAT PART OF LAND LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTH EAST 1/4 OF SECTION 25 AFORESAID AND LYING NORTH OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD DEDICATED FOR USE AS A PUBLIC STREET BY FRANK J. SWEC AS OWNER BY PLAT OF DEDICATION RECORDED MAY 8, 1928 AS DOCUMENT 10016227

RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

RIGHTS OF THE PUBLIC AND COUNTY OF COOK IN AND TO A STRIP 100 FEET WIDE ACROSS LAND CONDEMNED FOR HIGHWAY ON A PETITION BY THE COUNTY OF COOK FILED DECEMBER 9, 1935 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS AS CASE NO. 35C17349

General Real Estate Taxes for 1977 and subsequent years prorated to the date of closing.

24 635 619

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD
SEP 20 2 23 PM '78

William H. Wilson
RECORDER OF DEEDS
#24635619

Property of Cook County Clerk's Office

89 332 316

RECORDED